

## Agawam Planning Board – May 6, 2021

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### MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman  
Violet E. Baldwin  
Anthony Russo  
Frank DeStefano

### MEMBERS ABSENT:

Charles Elfman

### ALSO PRESENT:

Pamela Kerr

Via Zoom

Chairperson Paleologopoulos called the meeting to order at 6:00 pm.

1. 6:00PM – PUBLIC HEARING – Revision to Definitive Plan – D’Amato Way – Rowley Street Development Trust

Attorney Michael Parker presented the revision to the Definitive Plan for D’Amato Way. To give background, he explained that the Definitive Plan was approved in 2017. The plan called for a sidewalk on half of D’Amato Way not on both sides. In exchange for this waiver, the Town had requested that the subdivision plan be modified to put in sidewalks along Rowley Street in front of existing duplexes. That required the owner of those duplexes to convey the land for the sidewalks to the town. Also, the way the road was laid out, in the access way, in order to have a rounded curve on the south end of D’Amato Way where it intersects with Rowley Street it was necessary to obtain a small piece of land from the owner of the corner property. After the plan was approved and recorded, the landowner chose not to convey the property for the sidewalk nor would he convey the piece to round the corner unless the Trust bought the land at his price. Attorney Parker thought this was unfair and chose to redesign the subdivision, agreeing to put sidewalks on both sides of the street to comply with the regulations. They moved the access way about 7’ north to allow for the proper turning radius without conveyance from the land owner. He went on to say that proper crossing signage will be installed as per the Engineering Department’s comments. Mr. Paleologopoulos discussed the crosswalk and sidewalks as required by Engineering’s May 6, 2021 memo. Attorney Parker said that the curb extends onto the Town right of way intersecting with the pavement on Rowley Street. Mr. Paleologopoulos said clarification will be needed from Engineering on this comment (#4). There was a brief discussion about Engineering’s comment concerning the installation of the utility pole by Eversource. Attorney Parker said he would be working with Eversource and the Engineering Department on this.

Mr. Paleologopoulos opened the meeting to the Public.

Rick Seidell, 469 Birnie Ave, West Springfield, owner of 111-113 and 95-97 Rowley Street, said it would be good with him if construction of the street could happen without infringement on his property.

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Kevin Yarrows, 29 Laurel Lane, Southwick, partner of Mr. Seidell, owner of 111-113 and 95-97 Rowley Street, voiced his concern about the road to D’Amato Way being moved north and he is also concerned with the crosswalk being installed since there is a speeding problem in that area of Rowley Street.

Rick and Kathy LaFleur, 66 Columbus Street, inquired as to the location of the development in relation to their home. Mr. Paleologopoulos shared the map on the screen and they were all set.

Motion was made by Ms. Baldwin and seconded by Mr. Russo to close the Public Hearing for Revision to Definitive Plan – D’Amato Way – Rowley Street Development Trust.

ROLL CALL VOTE 4 – 0

The Board discussed Engineering’s comments of May 6, 2021. They will get clarification from Engineering about the radii and granite curbing. Mr. DeStefano would like to know where Eversource is installing the utility pole. There was also discussion of the Rowley Street sidewalks. Attorney Parker suggested a meeting with Engineering to clarify and discuss their comments.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to table the Revision to Definitive Plan – D’Amato Way – Rowley Street Development Trust – to May 20, 2021.

ROLL CALL VOTE 4 - 0

### 2. SITE PLAN – 153 Bowles Road (parking) – OMG, Inc.

Victoria Houle of Fuss & O’Neill was in attendance for OMG. She discussed Engineering’s comments of May 4, 2021. The first comment concerned sediment controls being in place. Ms. Houle shared the revised plan on the screen showing where the erosion controls will be. The second comment stated that Engineering agreed with the memo dated April 14, 2021 from Fuss & O’Neill. Engineering is not requiring any additional onsite drainage accommodations but will in the future if anymore impervious area is added.

Motion was made by Mr. Russo and seconded by Mr. DeStefano to approve the Site Plan – 153 Bowles Road (parking) – OMG, Inc.

ROLL CALL VOTE 4– 0

### 3. PUBLIC HEARING CONT. – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC (Continued to 4/15/21)

The Board received a request to continue the Public Hearing for Aspenwood Estates to May 20, 2021.

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Motion was made by Ms. Baldwin and seconded by Mr. Russo to table the Public Hearing for Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC to May 20, 2021.

ROLL CALL VOTE 4 – 0

### 4. APPROVAL OF MINUTES – April 15, 2021

Motion was made by Mr. Russo and seconded by Ms. Baldwin to approve the minutes of April 15, 2021 as written.

ROLL CALL VOTE 4 – 0

### 5. EASEMENT – Nicole Terrace

Ms. Kerr explained that after a subdivision is approved, one of the requirements is that the legal documents for any easements are submitted to the Planning Board for approval. They have prepared a drainage easement for Nicole Terrace for the detention basin and also include the swale that runs along the backs of the properties that abut the Polish Club. The easement was sent to Engineering and the Law Department for review. Engineering noted that the Town does not want an easement to go in and maintain in those swales. They are private swales and must be maintained by the property owners. Attorney Buoniconti agreed. There will be a conference call Friday or early next week between Attorney Buoniconti, the Engineering Department and the attorney who drew up the easement to finalize the language.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to approve the Easement for Nicole Terrace conditional upon final approval from the Law Department and the Engineering Department.

ROLL CALL VOTE 4 - 0

### 6. Correspondences – none

### 7. SITE PLAN – 50 Almgren Drive (parking) – OMG, Inc. (tabled to June 3, 2021)

Previously tabled to June 3, 2020

Motion was made by Mr. DeStefano and seconded by Mr. Russo to adjourn the meeting.

VOTE 4 - 0

Meeting adjourned at 7:08 PM.

Hpg

